



SAMUEL WOOD

Meadowcroft, Weston Lullingfields, Shrewsbury, Shropshire, SY4 2AA

Offers In The Region Of £425,000



Meadowcroft,

Weston Lullingfields, Shrewsbury, Shropshire, SY4 2AA



- Located in the scenic village of Weston Lullingfields
- Garage & Driveway for four vehicles
- Open-plan living and dining area with access to the garden
- Separate utility room for added convenience & storage
- Oil-fired central heating and double-glazed windows
- Close to village amenities and reputable schools
- Spacious four-bedroom bungalow with modern amenities
- Master bedroom features a private ensuite shower room
- Landscaped gardens offer beautiful, tranquil rural views
- EPC Rating D

Meadowcroft is a charming four-bedroom bungalow located in the scenic village of Weston Lullingfields, set in the beautiful Shropshire countryside. The home combines rural appeal with modern convenience, with nearby access to the village of Baschurch amenities and reputable schools, while being just a short drive from Shrewsbury. Designed for comfort, the bungalow includes spacious living areas, oil-fired central heating, and double-glazed windows, along with landscaped gardens and sweeping views of the countryside. Viewing is highly recommended by the selling agent.

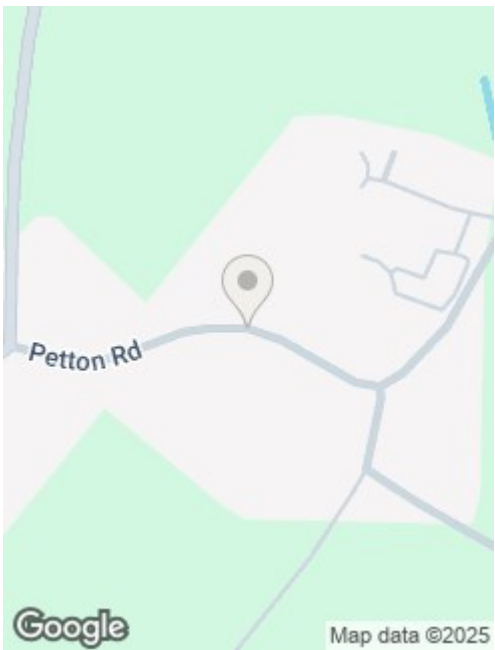
The bungalow itself is designed with comfort and functionality in mind, featuring spacious living areas, oil-fired central heating and double-glazed windows to ensure year-round comfort. The open-plan living room with feature open fire flows into a dining area that opens onto beautifully landscaped gardens, bringing the outdoors in and creating an inviting space for relaxation and entertainment. The well-equipped kitchen includes ample storage and modern appliances and there is also a separate utility room that adds practicality to the home by providing additional space for storage and appliances.

The bedrooms are thoughtfully arranged to maximize privacy and convenience, with the master bedroom enjoying an en-suite shower room. Three of the four bedrooms feature in built storage for added functionality. The additional three bedrooms each offer unique views of the surrounding countryside and share a stylish family bathroom.

Stepping outside, the gardens wrap around the property, offering an expansive, serene outdoor space with sweeping views of the open fields, allowing residents to fully embrace the peaceful Shropshire landscape. There is also an extensive driveway, garage and gardens to front.







Directions

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





GROUND FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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